

FOR LEASE | 2 MEDICAL OFFICE SUITES

2nd Floor – 2,421± SF & 1,478± SF

9 Washington Ave, Hamden, CT 06518

LEASE RATE: \$27/SF Modified Gross

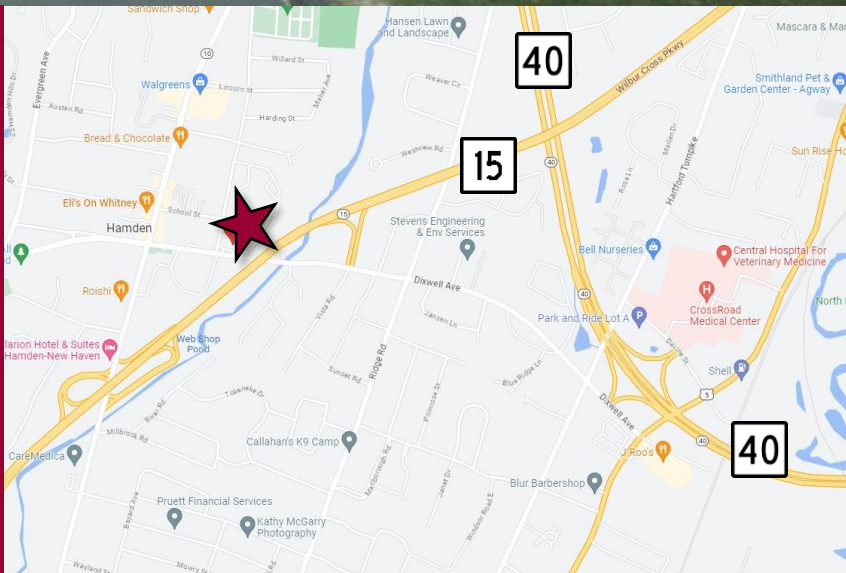


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Property Highlights

- 35,166± SF Medical Office Building
- 2 Suites for Lease
 - #202 – 2,421± SF 2nd FL
 - #203 – 1,478± SF 2nd FL
- Elevator access
- Highway access to I-91 or Route 15
- Many area amenities
 - Shopping
 - Banking
 - Dining

For more information contact:

Will Braun | 203-804-6001 | wbraun@orlcommercial.com or J. Richard Lee | 203-643-1006 | rllee@orlcommercial.com

O,R&L Commercial Integrated Real Estate Services | www.orlcommercial.com

2 Summit Place, Branford, CT 06450 • Tel: (203) 488-1555 • Fax: (203) 315-4046 | 2340 Silas Deane Highway, Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

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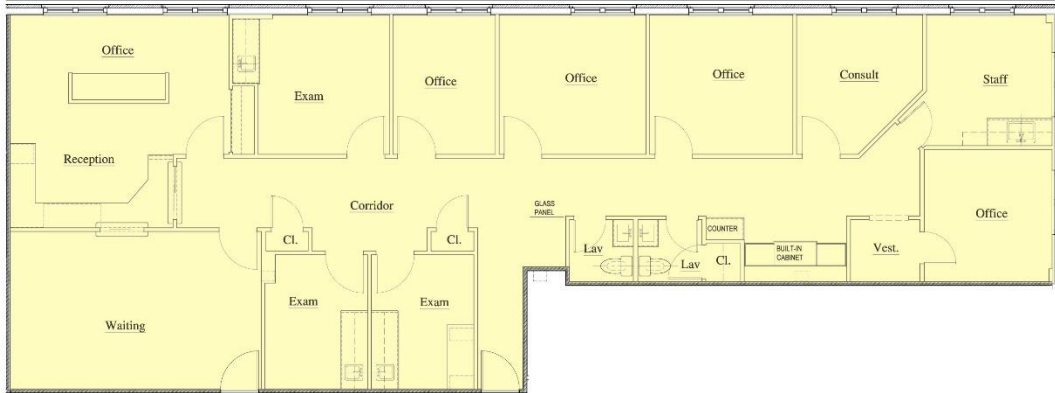
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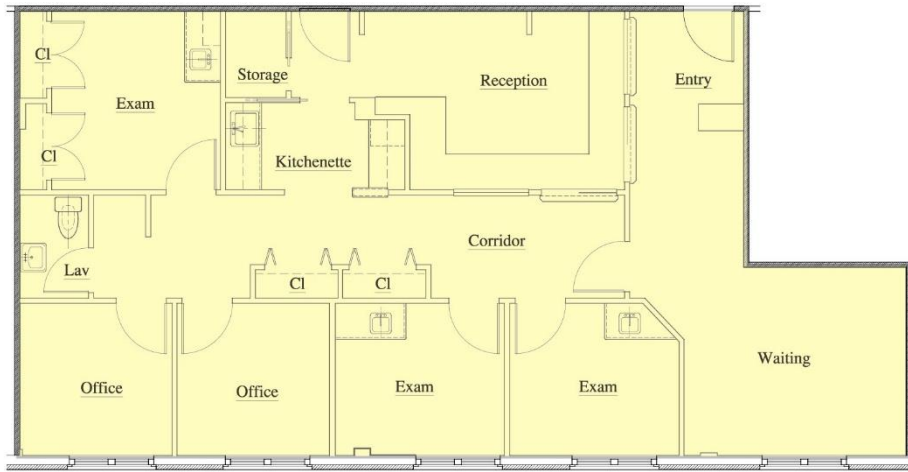


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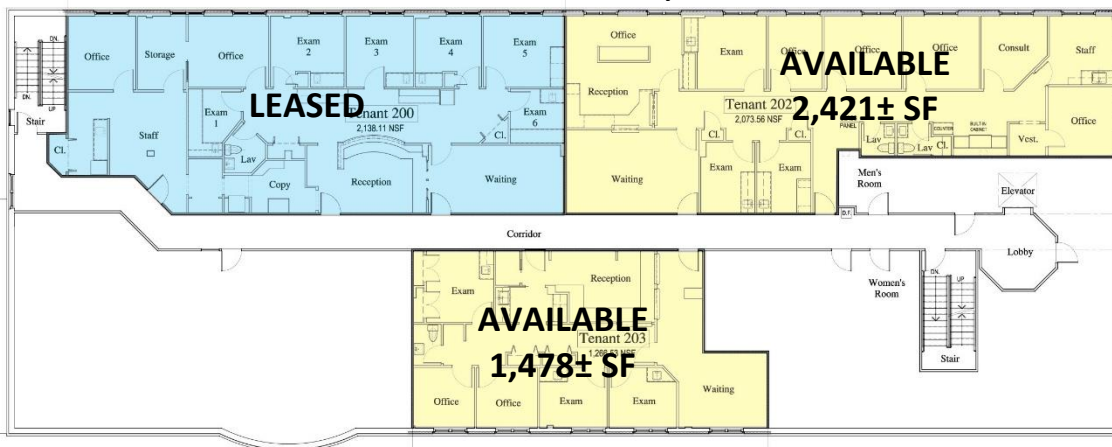
Suite #202 – 2,421± SF



Suite #203 – 1,478± SF



Second Floor Layout



Property Highlights

- 35,166± SF Medical Office Building
- 2 Suites for Lease
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BUILDING INFORMATION

RENTABLE BUILDING AREA 35,166± SF
AVAILABLE AREA 4,749± SF
MAX CONTIGUOUS AREA 2,421± SF – 2nd Floor
MIN SF AVAILABLE 1,478± SF – 2nd Floor
NUMBER OF FLOORS 3
CONSTRUCTION Steel / Masonry
ROOF TYPE T&G Rubber
YEAR BUILT 1989

SITE INFORMATION

SITE AREA 1.73± Acres
ZONING T4T5
PARKING Ample
VISIBILITY Excellent
HWY ACCESS I-91 or Route 15
TRAFFIC COUNT ADT: 15,455±

EXPENSES

RE TAXES Tenant Landlord
UTILITIES Tenant Landlord
INSURANCE Tenant Landlord
MAINTENANCE Tenant Landlord
JANITORIAL Tenant Landlord

TAXES

ASSESSMENT \$3,087,070
MILL RATE 56.38
TAXES \$174,049

MECHANICAL EQUIPMENT

AIR CONDITIONING Central Air
TYPE OF HEAT Gas, Forced Air
SPRINKLERED Yes, Wet
ELEVATOR(S) Yes, 1

UTILITIES

SEWER Public Connected
WATER Public Connected

COMMENTS O,R&L Commercial is pleased to present 2 Medical Office Suites for Lease located in a 3-story professional medical office building at 9 Washington Ave in Hamden, CT. There are 2 suites available on the 2nd floor: 2,421± SF & 1,478± SF. The building has ample parking, is situated at the corner of Dixwell Ave and Washington Ave at a traffic light, and is conveniently located with great access to highways – I-91 and Route 15.

DIRECTIONS I-91 to Exit 10 (Route 40 Connector) to Exit 1 to Devine St to Hartford Turnpike to Dixwell Ave to Washington Ave or Route 15 to Exit 62 to Dixwell Ave to Washington Ave or Exit 61 to Whitney Ave to Dixwell Ave to Washington Ave.

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